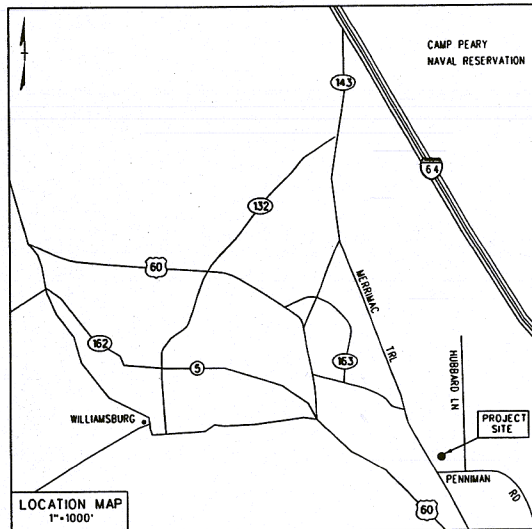


GENERAL NOTES

1. PROPERTY OWNER: YORK COUNTY SCHOOL BOARD
LESSOR NAME: 302 DARE ROAD
& OWNER ADDRESS: YORKTOWN, VA 23692
ATTN: RICHARD HICKSON
2. SITE ADDRESS: MAGRUDER ELEMENTARY SCHOOL
700 PENNIMAN RD
YORKTOWN, VA 23185
3. CONSULTING ENGINEER: JOHNSON, MIRMAN & THOMPSON
9201 ARBORETUM PARKWAY
SUITE 140
RICHMOND, VA 23236
PHONE: (804) 323-9900 FAX: (804) 323-0596
CONTACT: JEFF CRONIN, P.E.
4. APPLICANT: NTELOS
9011 ARBORETUM PARKWAY, SUITE 295
RICHMOND, VA 23236
CONTACT PERSON: BEN PIERCE
(804) 218-5474
5. LEASE AREA: 7827 SQ. FT.
NTELOS SITE NO.: RMB-5421 (MAGRUDER SCHOOL)
6. CURRENT ZONING: RC
7. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENT AGENCIES.
8. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND AT HIS EXPENSE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
9. THE CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
10. LOCATION OF EXISTING SEWER, WATER OR GAS LINES, CONDUITS OR OTHER STRUCTURES ACROSS, UNDERNEATH, OR OTHERWISE ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS, AND IF SHOWN ARE ONLY APPROXIMATELY CORRECT. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES (INCLUDING TEST PITS BY HAND IF NECESSARY) IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLANS. IF THERE APPEARS TO BE A CONFLICT, OR UPON THE DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS, FOR ASSISTANCE CALL "MISS UTILITY" 1-800-552-7001.
11. EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY THE CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO LIKE-NEW CONDITION.
12. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DITCHES, PIPES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURES IN OPERABLE CONDITION.
13. THE CONTRACTOR SHALL COORDINATE WITH NTELOS THE REQUIREMENTS FOR AND LIMITS OF OVERHEAD AND/OR UNDERGROUND ELECTRICAL SERVICE.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE.
15. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY COUNTY INSPECTORS.
17. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE IN WHICH IT IS TO BE PERFORMED.
18. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
19. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.



HEAD EAST ON I-64 TOWARDS NORFOLK. TAKE EXIT 238 TO VA-143. HEAD EAST ON VA-143/MERRIMAC TRAIL TOWARDS WILLIAMSBURG FOR 2.7 MILES. TURN LEFT ONTO PENNIMAN ROAD. TURN LEFT ONTO HUBBARD LANE. TURN LEFT INTO SCHOOL ENTRANCE. TOWER SITE IS LOCATED BEHIND THE ATHLETIC FIELDS AT THE BACK OF THE SCHOOL.



**TELECOMMUNICATIONS FACILITY
MAGRUDER SCHOOL (RMB-5421)
700 PENNIMAN RD
YORKTOWN
VA 23185**

20. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
21. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.
22. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD WORKING QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
24. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL BUILDING CODE.
25. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
26. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES OR ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.
27. ANY DAMAGE TO ADJACENT PROPERTIES WILL BE CORRECTED AT THE CONTRACTORS EXPENSE.
28. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.
29. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWINGS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF PROJECT.
30. COORDINATE THE CONSTRUCTION STAGING AREA WITH THE PROPERTY OWNER AND THE PROPERTY MANAGER WELL IN ADVANCE OF THE CONSTRUCTION START DATE.
31. CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS AND PLAN DIMENSIONS, AND NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
32. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE WORK SITE ON A DAILY BASIS.

INDEX OF SHEETS

T-1	TITLE SHEET AND GENERAL NOTES
C-1	SITE PLAN
C-2	COMPOUND PLAN
C-3	TOWER ELEVATION AND ACCESS ROAD DETAILS

SHEET NO.

1
2
3
4

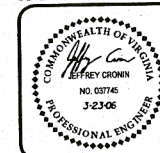
RECEIVED

JUN 6 2006

**YORK COUNTY
PLANNING DIVISION**

JMT
JOHNSON, MIRMAN & THOMPSON
A Life-Long Future
9201 Arboretum Parkway, Suite 140
Richmond, Virginia 23236
Phone (804) 323-9900
Fax (804) 323-0596

SEAL



nTelos
Suite 295
9011 Arboretum Parkway
Richmond, Virginia 23236

APPROVALS

NTELOS _____
DATE _____
OWNER _____
DATE _____

SUBMITTALS

NO.	DATE	ISSUE

PROJECT NAME

**TELECOMMUNICATIONS
FACILITY
MAGRUDER SCHOOL
(RMB-5421)
700 PENNIMAN RD
YORKTOWN
VA 23185**

SHEET TITLE

**TITLE SHEET
AND
GENERAL NOTES**

T-1

DATE: 03/23/06

SCALE: AS SHOWN

DESIGNED: BWP

CHECKED: BWP

DRAWN: JC

SHEET NO:

1 OF 4



JAMES-YORK PLAZA
701A MERRIMAC TRAIL
GPIN# F14D-3620-1799
ZONED: GB
1590 ACRES

JAMES-YORK SELF STORAGE,LLC
723 MERRIMAC TRAIL
GPIN# F14D-4095-1525
ZONED: GB
4.63 ACRES

PROPOSED COMMUNICATIONS
FACILITY
NTELOS (RICHMOND 20 MHz. LLC)
2338 SO. FT. LEASE AREA

WILLIAMSBURG PLAYERS
200 HUBBARD LANE
GPIN* F14D-4496-1455
ZONED: R13
3.81 ACRES

HUDGINS BROS. LLC
817 MERRIMAC TRAIL
GPIN# F14D-3765-1115
ZONED: GB
115 ACRES

OLD BANK BUILDING

OVERHEAD LINES

MEPPINAC TRAIL
(140' R/W)

GEODETIC MONUMENT

033 RESET-GEODETIC MONUMENT
NAD 83 (1993) - 37°16'02.91848(N)
076°40'21.74386(W)
NAVD 88 25.7 (METERS) 84. (FEET)

LEGEND

***** 95 ***** EXISTING CONTOUR

***** LEASE AREA

***** EDGE OF GRAVEL ROAD

***** CENTERLINE OF ROAD

LAND USE AND STATISTICAL DATA

TOTAL ACREAGE OF PROPERTY:	13.19 ACRES
PROPOSED COMMUNICATIONS FACILITY LEASE AREA:	2338 SQ. FT. / 0.13 ACRES
PROPERTY ZONING:	RC
SETBACK REQUIRED:	50' SETBACK FOR THE TOWER
PROPOSED INGRESS/EGRESS EASEMENT AREA:	9925.35 SQ. FT. / 0.23 ACRES
EXISTING IMPERVIOUS AREA:	171350 SQ. FT. / 3.93 ACRES
PROPOSED IMPERVIOUS AREA:	2338 SQ. FT. / 0.13 ACRES

GENERAL NOTES

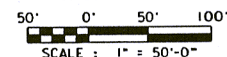
1. PROPERTY LINES SHOWN ARE COMPILED AND DO NOT REPRESENT A COMPLETE BOUNDARY SURVEY.
2. THE BOUNDARY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
3. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE.
4. THIS PLAN IS NOT FOR RECORDATION OR CONVEYANCE.

PENNIMAN ROAD
(50' R/W)

$R=3794.71'$
 $\Delta = 03^{\circ}44'08''$
 $I=123.75'$
 $CH=86.80'$ $W=247.36'$
 $ARC=247.41'$

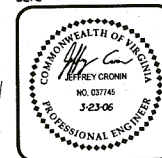
SITE PLAN

SCALE: 1" = 50'-0"



JOHNSON, MIRMIRAN & THOMPSON
Engineering A Brighter Future
9201 Arboretum Parkway Suite 140
Richmond, Virginia 23236
Phone (804) 323-9900
Fax (804) 323-0596

SEAR



APPROVALS

NTELOS	DATE	OWNER	DATE

SUBMITTALS

[illegible]

PROJECT NAME

TELECOMMUNICATIONS
FACILITY
MAGRUDER SCHOOL
(RMB-5421)
700 PENNIMAN RD
YORKTOWN
VA 23185

SHEET TITLE

SITE PLAN

C

DATE: 03/23/06

SCALE: AS SHOWN

DESIGNED BY B.W.P.

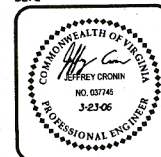
CHECKED: BWP.

SHEET A

2 OF 4

2 OF 4

SEAL



APPROVALS

NTelos	DATE
OWNER	DATE

SUBMITTALS

NO.	DATE	ISSUE

PROJECT NAME

**TELECOMMUNICATIONS
FACILITY
MAGRUDER SCHOOL
(RMB-5421)
700 PENNIMAN RD
YORKTOWN
VA 23185**

SHEET TITLE

COMPOUND PLAN

C2

DATE: 03/23/06

SCALE: AS SHOWN

DESIGNED: B.M.P.

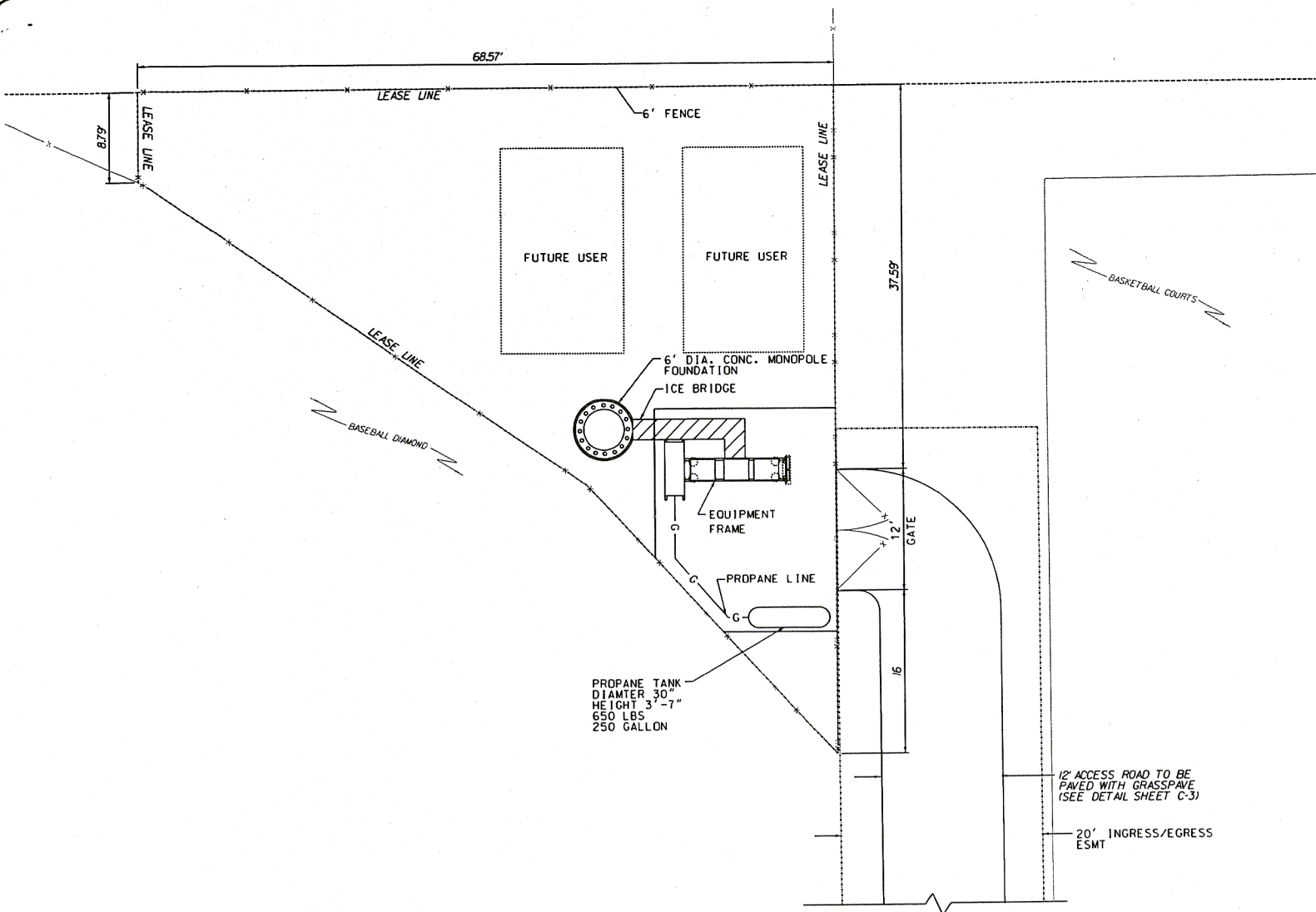
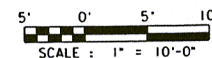
CHECKED: B.M.P.

DRAWN: J.C.

SHEET NO:

3 OF 4

COMPOUND PLAN
SCALE: 1" = 10'-0"



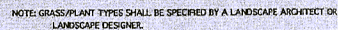
GENERAL NOTES

1. THIS PLAN DOES NOT REPRESENT A TITLE SURVEY.
2. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE.
3. HORIZONTAL AND VERTICAL DATUM BASED ON INFORMATION PROVIDED BY NTELOS.
4. THIS PLAN IS NOT FOR RECORDATION OR CONVEYANCE.

UNIT JOB NO 2060059,



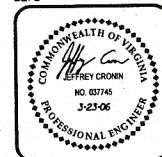
1. CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED IN THE PACKAGE
2. FOR ADDITIONAL INFORMATION REFER TO THE GENERAL NOTES ON SHEET 5 OF 5.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL KNOWN AND/OR SUSPECTED UTILITIES BURIED UNDERGROUND, PRIOR TO EXCAVATING IN THE VICINITY. CONTRACTOR SHALL EXERCISE CARE DURING EXCAVATION, SO AS TO AVOID DAMAGE TO EXISTING UTILITIES OR UNDERGROUND FACILITIES.
4. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND LOCATION OF TOWER AND NEW EQUIPMENT, AND INFORM NTELOS'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.



CHOOSE THIS PRODUCT FOR REINFORCING GRASS WEARING SURFACES

1600 Jackson St., Ste. 310
GOLDEN, COLORADO 80401
800-233-1510 OR 303-233-8383
FAX: 800-233-1522 OR 303-233-8282
www.invisiblestructures.com
rev. 10/05

SEAN



NTELOS _____
 DATE _____
 OWNER _____
 DATE _____

[illegible]

TELECOMMUNICATIONS
FACILITY
MAGRUDER SCHOOL
(RMB-5421)
700 PENNIMAN RD
YORKTOWN
VA 23185

**TOWER ELEVATION
AND
ACCESS ROAD DETAILS**
C3

SHEET 1

SHEET N

4 OF 4